



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

Department of Health  
and Social Services

OFFICE OF THE COMMISSIONER

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May 13, 2021

Mr. Nicholas Larsen, President  
Maple Springs Management, LLC  
Meridian Park Loop  
Wasilla, AK 99654

**Transmitted via Regular Mail and electronic mail: [nick@maplespringsliving.com](mailto:nick@maplespringsliving.com)**

Dear Mr. Larsen,

In accordance with A.S. 18.07.031-111 and 7 AAC 07.001-900, Maple Springs Management, LLC ("MSM") dba as Maple Springs of Anchorage is granted a Certificate of Need (CON) and is authorized to build one skilled nursing facility (SNF) in Anchorage, Alaska.

This authorization is for one hundred and twenty (120) SNF beds to be constructed at 11000 C Street in Anchorage, Alaska. The project details are as follows:

Total cost of the project is estimated at **\$56,376,000**

**CONSTRUCTION DESCRIPTION**

Number of Skilled Nursing Beds	<b>120 Beds</b>
Construction SF	<b>106,000 SF</b>
Construction Start Date	<b>May 1, 2022</b>
Construction End Date	<b>August 1, 2024</b>
Location	<b>Anchorage, Alaska</b>

The estimated start of construction is to be on or about May 2022 and the estimated completion date is on or about August 2024.

This CON authorization is for construction of 106,000 square feet and the approved project budget is \$56,376,000.

May 13, 2021

The construction of this SNF is part of a larger continuous care retirement community (CCRC) MSM has planned for this location in Anchorage. Currently, the proposed project site is adjacent to a one hundred and seven (107) bed assisted living facility (ALF), that is currently under construction and slated to be complete by October of 2021. MSM's proposed CCRC setting will provide varying levels of care on its campus ranging from skilled nursing to assisted living, and include rehabilitative, hospice and memory care services.

MSM plans to offer two primary services with the proposed SNF project. The first primary service is post-acute care, or rehabilitation, on a limited time stay basis. The second is long-term care, which is focused on residents with chronic health conditions and limited mobility. All SNF beds will be Medicare and Medicaid certified.

The ALF portion of the proposed project is not subject to CON; however, it is a part of the larger, planned community that will include the SNF. As such, it is important that MSM understands the implications of co-locating facilities and the associated Centers for Medicare and Medicaid (CMS) settings issue as it pertains to potential waiver recipients. Specifically, the issue of being a waiver provider in ALF portion of your CCRC and the heightened CMS scrutiny process that would result when pursuing certification for the SNF.

While MSM states it desires to be a waiver provider and care for waiver recipients in its ALF; it will not do so if the heightened scrutiny process results in a determination deeming it "institutional". MSM also states that it will allow "no barrier" to its ability to provide skilled nursing services and that it would accept only private pay for services rendered in its ALF if the CMS review was unfavorable.

The Department's approval of the certificate of need is separate from any position the department might take as to whether the assisted living portion of the project would be eligible for Medicaid under federal policies regarding home and community-based settings. No such evaluation has been made.

Under 7 AAC 07.080, if you are dissatisfied with this decision, you are entitled to a hearing if the request for a hearing is received in writing by the department no later than 30 days from the date of this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Adam Crum', with a stylized flourish at the end.

Adam Crum  
Commissioner

CC: Albert Wall, Deputy Commissioner, Medicaid & Health Care Policy